



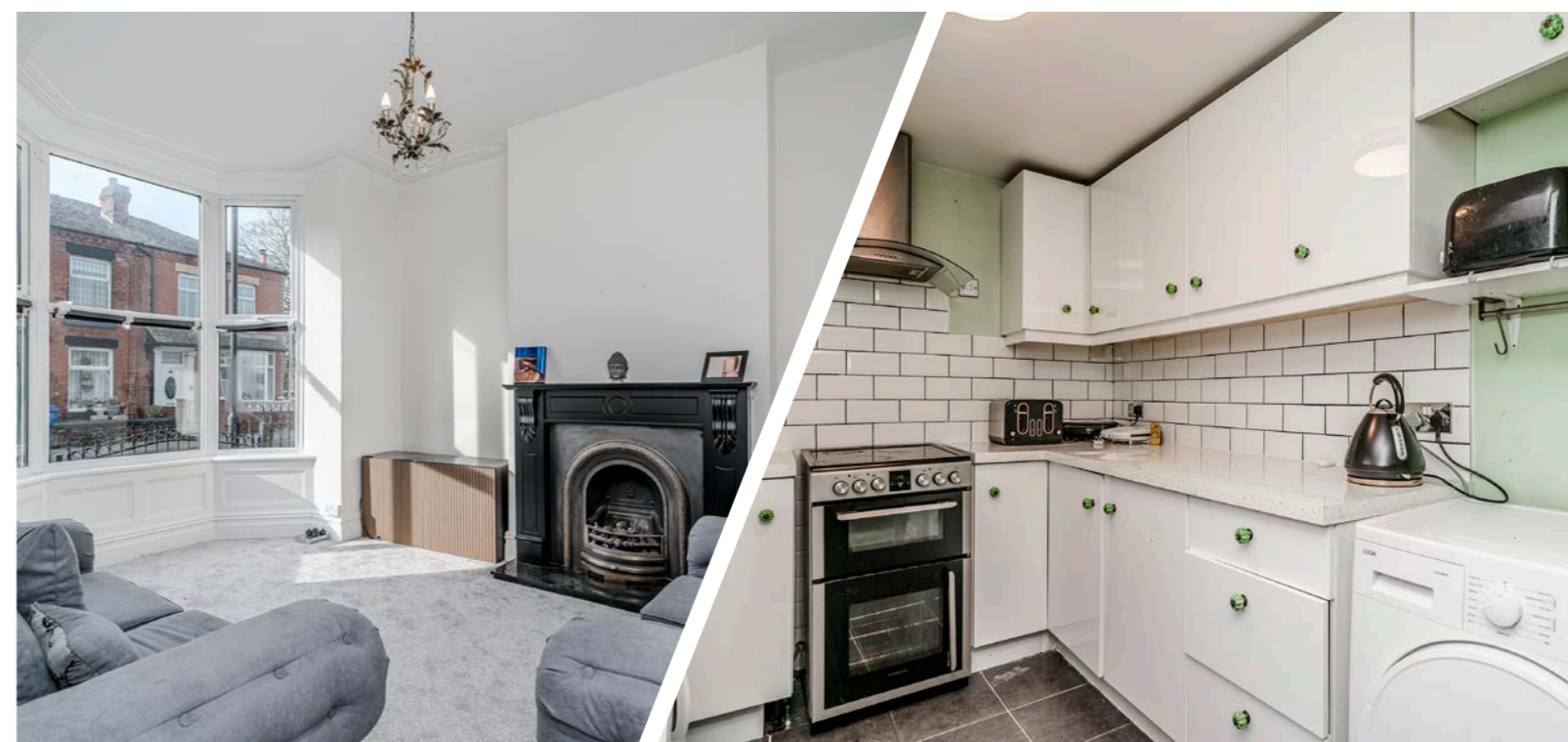
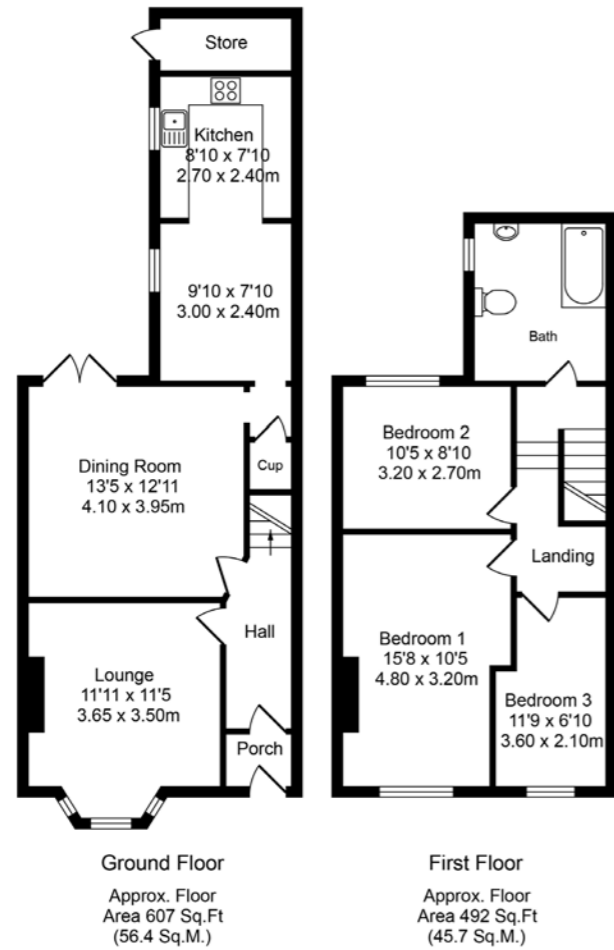
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ARNOLD & PHILLIPS
ESTATE AGENTS

Gillibrand Street
Total Approx. Floor Area 1099 Sq.ft. (102.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold and Phillips are excited to present this charming three-bedroom mid-terraced property. Featuring a garden front, this home boasts an attractive facade highlighted by a large bay window that floods the interior with natural light.

Upon entering, you are welcomed into a hallway that leads to the inviting lounge, complete with a feature fireplace that serves as a striking focal point. Further along the hallway, you'll find the second reception room, which has patio doors that open out into the cosy rear courtyard.

The spacious dining kitchen is enhanced by two windows that bring in plenty of light, creating a bright and airy atmosphere. Upstairs, the property offers three generously sized bedrooms along with a family bathroom.

The rear courtyard provides a quaint outdoor space, ideal for placing a table and chairs, perfect for enjoying the fresh air. While the property does require some updating, it features high ceilings and several charming characteristics that add to its appeal.

The location is incredibly convenient, with the town centre just a short walk away. Here, you'll find a diverse selection of shops, cafes, and restaurants, as well as excellent transport links. Additionally, there's a nearby park that's perfect for children, along with reputable primary and secondary schools, making it an ideal area for families.





KEY FEATURES

- Garden Fronted Mid Terraced Property
- Three Bedrooms
- Circa 1099 Square Feet
- Two Reception Rooms
- Dining Kitchen
- Potential
- Rear Courtyard
- Close to Amenities
- Close to Town Centre
- Excellent Transport Links

